

EXHIBIT A

Description of the USOC Condominium

Condominium Unit 200, 300, 400, 500, 600, 27 South Tejon Commercial Condominiums according to the Amended and Restated Declaration thereof filed for record in the records of the office of the Clerk and Recorder of El Paso County, State of Colorado.

EXHIBIT B

DEFINITION OF COMPLETION OF THE CORE AND SHELL

The Core and Shell of the Headquarters Building shall be deemed complete upon the completion of the following on or before September 30, 2009, unless agreed to in writing on or before October 15, 2009:

1. Signoff of final inspection of the work performed under the core and shell building permit issued by the Pikes Peak Regional Building Department excluding alterations to existing systems by Tenant Improvement Work.
2. Certification by Oz Architecture that all work is complete in accordance with the core and shell plans and specifications created by Oz Architecture dated September 8, 2008 as amended by the architect's supplemental instructions, construction change directives, and change orders through completion of the core and shell. Any and all architect supplemental instructions, construction change directives, and change orders, beginning July 29, 2009 through completion of core and shell shall be subject to the City's approval, with such approval not unreasonably withheld. Certification shall also include all punch list work by OZ Architecture and all sub consultants (mechanical, electrical, structural and civil), and the Parties agree to meet no later than two weeks prior to Closing to discuss any items the Parties believe to be material punch list work.
3. Signed lien waivers from all contractors, subcontractors, and suppliers clearing all liens on floors 2 through 6 to be used by USOC and building exterior and/or financial assurance through bonds sufficient to cover any liens that are not waived.
4. Certification by the mechanical and electrical sub consultants that the facility and its mechanical and electrical systems, subsystems, and equipment are planned, designed, installed, and tested, and is capable of being operated and maintained according to the design requirements.
5. Provisions for maintenance to be provided by contractor during the warranty period, the term of the warranty period, and copies of all extended manufacturers and suppliers warranties for equipment, materials, and systems for which the owner of floors two through six is responsible for maintenance.
6. Construction of the First Floor restroom, showers and bike lockers has been completed with those facilities available to the tenants of the USOC Condominium in accordance with plans and specifications created by Oz Architecture.